003.0	0003	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	974,900	/	974,900
USE VALUE:	974,900	/	974,900
ASSESSED:	974,900	/	974,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHAZAN EUGENE
Owner 2:	
Owner 3:	
Street 1:	56 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRAGOSO ALBERT & -
Owner 2:	FRAGOSO LOUIS -
Street 1:	56 MELROSE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2883 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	515,200	4,900	454,800	974,900
Total Card	0.114	515,200	4,900	454,800	974,900
Total Parcel	0.114	515,200	4,900	454,800	974,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.18 | /Parcel: 338.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2865

GIS Ref

GIS Ref

Insp Date 11/03/16

!287!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	515,200	4900	4,950.	454,800	974,900		Year end	12/23/2021
2021	104	FV	492,800	4900	4,950.	454,800	952,500		Year End Roll	12/10/2020
2020	104	FV	493,100	4900	4,950.	454,800	952,800	952,800	Year End Roll	12/18/2019
2019	104	FV	387,900	4900	4,950.	483,200	876,000	876,000	Year End Roll	1/3/2019
2018	104	FV	387,900	4900	4,950.	352,500	745,300	745,300	Year End Roll	12/20/2017
2017	104	FV	365,300	4900	4,950.	307,000	677,200	677,200	Year End Roll	1/3/2017
2016	104	FV	365,300	4900	4,950.	261,500	631,700	631,700	Year End	1/4/2016
2015	104	FV	327,900	4900	4,950.	255,800	588,600	588,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:17:34

LAST REV

Date	Time
05/31/17	10:28:39

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 287

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAGOSO ALBERT	68504-39		11/30/2016		920,000	No	No		FRAGOSO JUDITH S 7/6/2016 D.O.D.
FRAGOSO JUDITH	54641-242		5/5/2010	Family	1	No	No		
DOWNING THOMSA	11836-204		5/14/1970		31,500	No	No		N

USER DEFINED

Prior Id # 1:	2865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2008	1143	Siding	20,096	C				
8/31/2007	765	Manual	2,000	C				replace fr stair t

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2016	Measured	DGM	D Mann
4/11/2009	Meas/Inspect	345	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT
8/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,802	Spl Credit	Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11666667
Const Adj.:	0.98010004
Adj $ / SQ:	197.000
Other Features:	136250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	699965
Depreciation:	184791
Depreciated Total:	515174

COMMENTS

STEAM HEAT=OIL & GAS. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

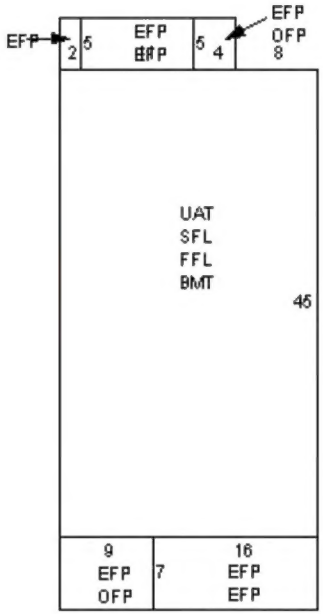
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	3	M
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	197.00
Special Features:	0	Val/Su Net:	123.67
Final Total:	515200	Val/Su SzAd	228.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	68.560	77,126
FFL	First Floor	1,125	197.000	221,625
SFL	Second Floor	1,125	197.000	221,625
EFP	Enclos Porch	427	32.930	14,062
UAT	Upper Attic	281	93.580	26,318
OFP	Open Porch	83	35.660	2,959

Net Sketched Area:	4,166			Total:	563,715
Size Ad	2250	Gross Area	5010	FinArea	2883

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1940	22.72	T	40	104			4,400			4,400
19	Patio	D	Y	1	8X18	A	AV	1980	4.85	T	31.2	104			500			500

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900